

WHY ARE WE HERE?

- New development applications received requesting multi-family development above 100 dwelling units per acre (du/ac)
- More similar applications are anticipated
- Current high density in Norman is 26 du/ac
- No specific density limitation in the zoning code except in the Mixed Use Development (MUD) District which has a density cap of 30 du/ac
- *Norman 2025 Plan* provides no specific guidance
- The City Council Community Planning and Transportation Committee established a schedule of public meetings and identified specific topics for discussion at each one

SUMMARY OF SESSION #1, June 11, 2012

- Summary of the opening presentation:
 - Defined density (net and gross)
 - Explained Current Zoning Regulations
 - Provided information on pros and cons of high density development
 - Defined terms such as infill and redevelopment
 - Introduced Floor Area Ratio

SUMMARY OF SESSION #2, June 28, 2012

- Compatibility
 - Definitions and Synonyms
 - Question: What are the elements of compatibility from your point of view? What needs to be considered?
- Location
 - What criteria should be used to consider location of high density
 - Question: Given the prioritized list of compatible elements just discussed, and thinking about the assumptions presented for likely, logical locations for high density, what general areas in Norman do you think are appropriate for higher density development?

SUMMARY: The “Four S’s Plus One”

The current housing market largely ignores the needs of four demographics which make up 50% of the population:

- Singles
- Seniors
- Start-Ups (1st time homebuyers or households)
- Single-Parent Households

In Norman, another “S” must be included:

- Students

Source: American Planning Association

SUMMARY: Higher Density: What's In it For Us?

- Walkability—the “5-minute walk”
- Convenience
- Wider variety of housing choices
- Activity attracts people
- Stimulates demand for neighborhood-scale businesses
- Promotes civility and sociability
- Can provide more riders for transit

We've received some concerned feedback since last session

Two issues in particular:

- Staff has already made up our minds that allowing extremely high density is a “done deal”
- Why aren't we being allowed to have a discussion of the pros and cons of high density?

Council Planning and Transportation Committee directed staff to:

- Engage citizens in a detailed discussion process about community comfort with the idea of high-er density—not defined—just density that is high-er than the 1954 Zoning Ordinance currently allows
- Choose topics for discussion in four public sessions

What we are doing throughout this discussion series is:

- Testing the boundaries of the community's comfort with the idea of higher density
- Giving you tools to make your own informed decision about what's right for the community.

For many years community has had concerns about issues such as:

- Sprawl and its impact on floodplains and the watershed
- Impacts of expanding Norman's infrastructure
- Deterioration and loss of Core Area neighborhoods
- Conversion of housing to parking lots
- Lack of walkability
- Lack of housing choices in Norman

This is an opportunity for you to help create a future that:

- Meets your expectations for Norman
- Develop great streets—public places that we enjoy and are proud to show off to visitors

Wrap-Up Session on August 30

- Will be designed to allow you to weigh in with opinions regarding the appropriateness of higher density in Norman informed by the tools participants have gathered through this discussion series

TONIGHT'S DISCUSSION

- HEIGHT OF STRUCTURES
- MIXED USE BUILDINGS OR NOT



HEIGHT RESTRICTION LAWS

- **Height restriction laws** are laws that restrict the maximum height of structures.
- There are a variety of reasons for these measures. Some restrictions limit the height of new buildings so as to show respect for a cultural landmark.
- Other restrictions are because of practical concern, such as around airports to prevent any danger to flight safety.

BUILDING CODE REQUIREMENTS

- International Building Code requirements dictate the height of a structure
- Height is based on
 - Use Groups
 - Construction Type
 - Sprinkled or not
- Only residential building types not required to be sprinkled are single-family and two-family structures

GENERAL BUILDING HEIGHTS AND AREAS

TABLE 503
ALLOWABLE HEIGHT AND BUILDING AREAS*
Height limitations shown as stories and feet above grade plane.
Area limitations as determined by the definition of "Area, building," per story

GROUP		HGT(feet)	TYPE OF CONSTRUCTION								
			TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
			A	B	A	B	A	B	HT	A	B
		HGT(S)	UL	160	65	55	65	55	65	50	40
A-1	S	UL	5	3	2	3	2	3	2	1	
	A	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500	
A-2	S	UL	11	3	2	3	2	3	2	1	
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000	
A-3	S	UL	11	3	2	3	2	3	2	1	
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000	
A-4	S	UL	11	3	2	3	2	3	2	1	
	A	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000	
A-5	S	UL	UL	UL	UL	UL	UL	UL	UL	UL	
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL	
B	S	UL	11	5	4	5	4	5	3	2	
	A	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000	
E	S	UL	5	3	2	3	2	3	1	1	
	A	UL	UL	26,500	14,500	23,500	14,500	25,500	18,500	9,500	
F-1	S	UL	11	4	2	3	2	4	2	1	
	A	UL	UL	25,000	15,500	19,000	12,000	33,500	14,000	8,500	
F-2	S	UL	11	5	3	4	3	5	3	2	
	A	UL	UL	37,500	23,000	28,500	18,000	50,500	21,000	13,000	
H-1	S	1	1	1	1	1	1	1	1	NP	
	A	21,000	16,500	11,000	7,000	9,500	7,000	10,500	7,500	NP	
H-2 ^d	S	UL	3	2	1	2	1	2	1	1	
	A	21,000	16,500	11,000	7,000	9,500	7,000	10,500	7,500	3,000	
H-3 ^d	S	UL	6	4	2	4	2	4	2	1	
	A	UL	60,000	26,500	14,000	17,500	13,000	25,500	10,000	5,000	
H-4	S	UL	7	5	3	5	3	5	3	2	
	A	UL	UL	37,500	17,500	28,500	17,500	36,000	18,000	6,500	
H-5	S	4	4	3	3	3	3	3	3	2	
	A	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000	
I-1	S	UL	9	4	3	4	3	4	3	2	
	A	UL	55,000	19,000	10,000	16,500	10,000	18,000	10,500	4,500	
I-2	S	UL	4	2	1	1	NP	1	1	NP	
	A	UL	UL	15,000	11,000	12,000	NP	12,000	9,500	NP	
I-3	S	UL	4	2	1	2	1	2	2	1	
	A	UL	UL	15,000	10,000	10,500	7,500	12,000	7,500	5,000	
I-4	S	UL	5	3	2	3	2	3	1	1	
	A	UL	60,500	26,500	13,000	23,500	13,000	25,500	18,500	9,000	
M	S	UL	11	4	4	4	4	4	3	1	
	A	UL	UL	21,500	12,500	18,500	12,500	20,500	14,000	9,000	
R-1	S	UL	11	4	4	4	4	4	3	2	
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
R-2	S	UL	11	4	4	4	4	4	3	2	
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
R-3	S	UL	11	4	4	4	4	4	3	3	
	A	UL	UL	UL	UL	UL	UL	UL	UL	UL	
R-4	S	UL	11	4	4	4	4	4	3	2	
	A	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000	
S-1	S	UL	11	4	3	3	3	4	3	1	
	A	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000	9,000	
S-2 ^{b,c}	S	UL	11	5	4	4	4	5	4	2	
	A	UL	79,000	39,000	26,000	39,000	26,000	38,500	21,000	13,500	
U ^c	S	UL	5	4	2	3	2	4	2	1	
	A	UL	35,500	19,000	8,500	14,000	8,500	18,000	9,000	5,500	

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

UL = Unlimited, NP = Not permitted.

a. See the following sections for general exceptions to Table 503:

1. Section 504.2, Allowable height increase due to automatic sprinkler system installation.
2. Section 506.2, Allowable area increase due to street frontage.
3. Section 506.3, Allowable area increase due to automatic sprinkler system installation.
4. Section 507, Unlimited area buildings.

b. For open parking structures, see Section 406.3.

c. For private garages, see Section 406.1.

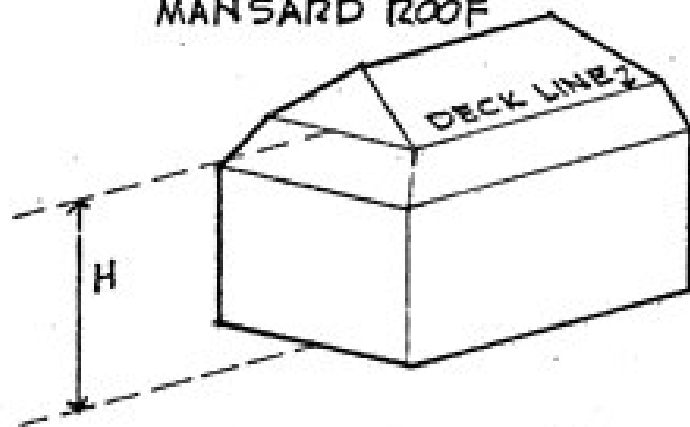
d. See Section 415.5 for limitations.

CONSTRUCTION TYPES IN NORMAN

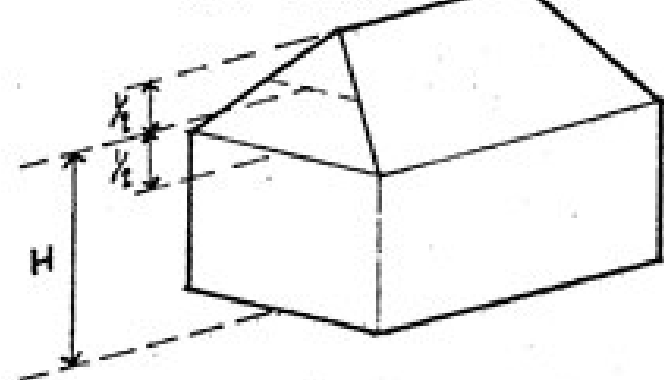
- Most common construction types are Type II and Type V
- Norman Regional Healthplex is Type 1A with sprinklers
- Embassy Suites Hotel is Type 1B with sprinklers
- Financial Center is Type 1B without sprinklers

BUILDING HEIGHT

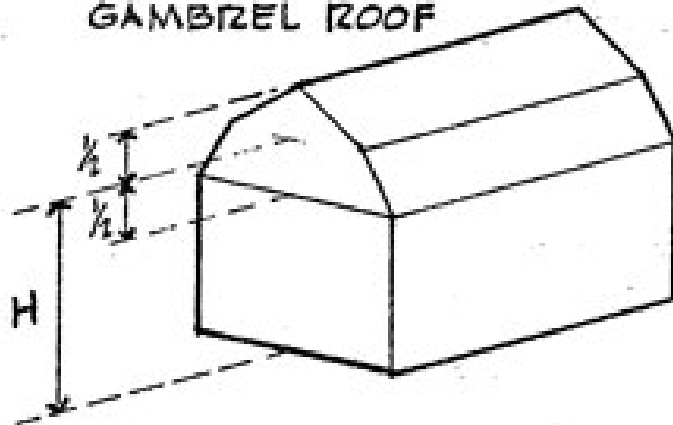
MANSARD ROOF



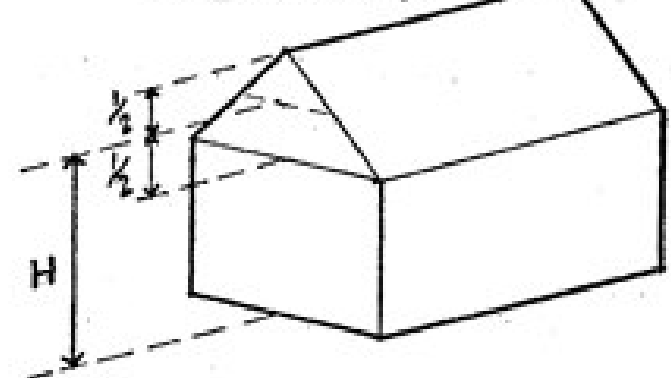
HIP ROOF



GAMBREL ROOF

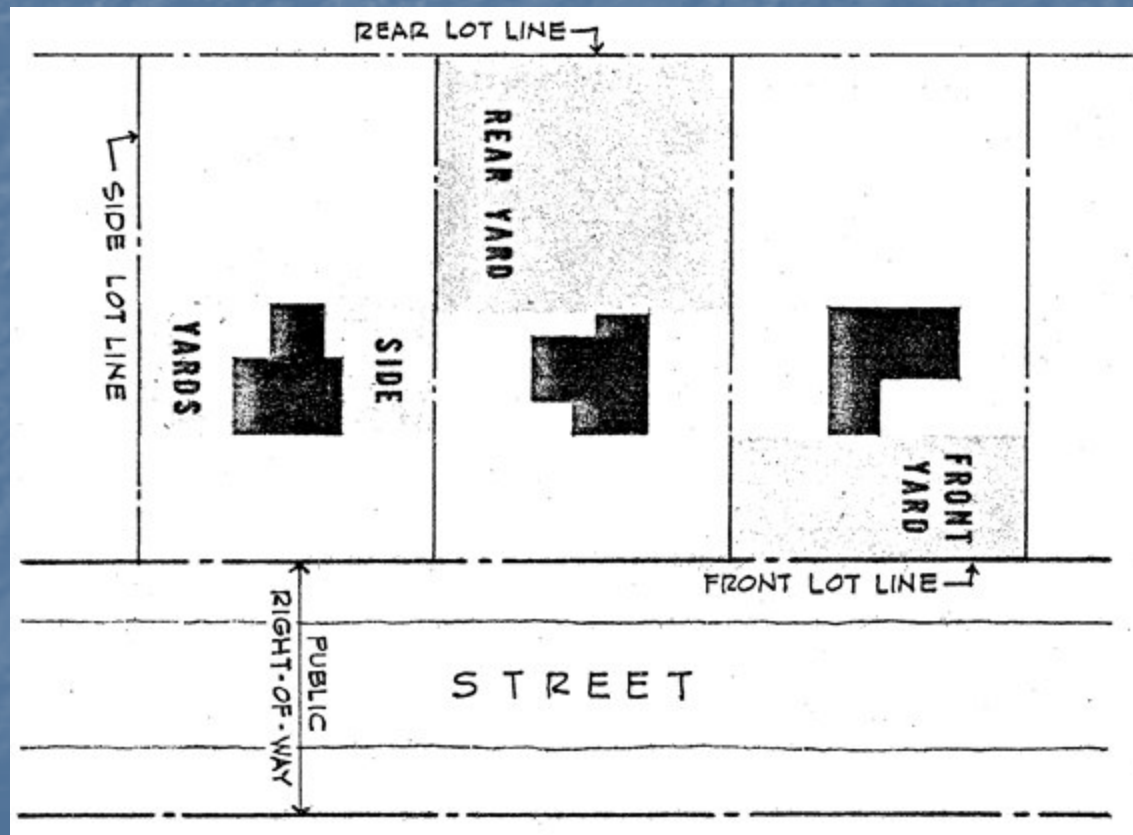


GABLE ROOF



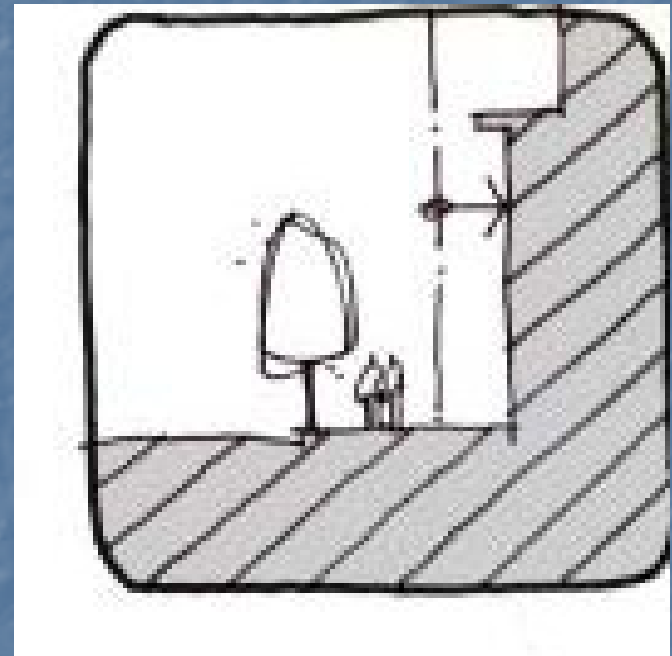
H = HEIGHT OF BUILDING

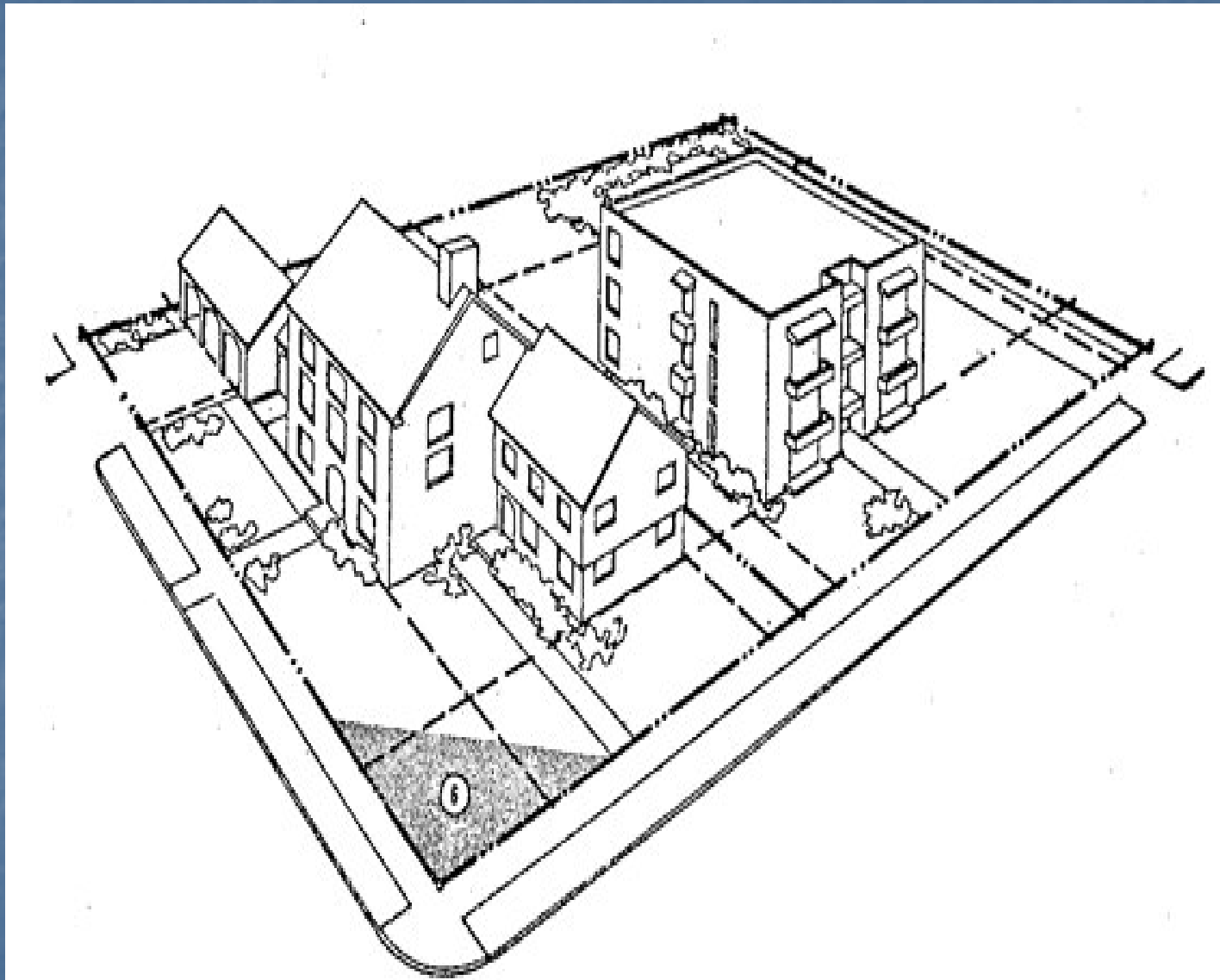
BUILDING SETBACKS



SETBACKS

The distance a new building should be set back from the fronting property line should consider the nature and character of the fronting street (local versus arterial), the uses within the building (residential versus mixed-use), the typical setback of adjacent buildings, and the space available between the curb and the property line.





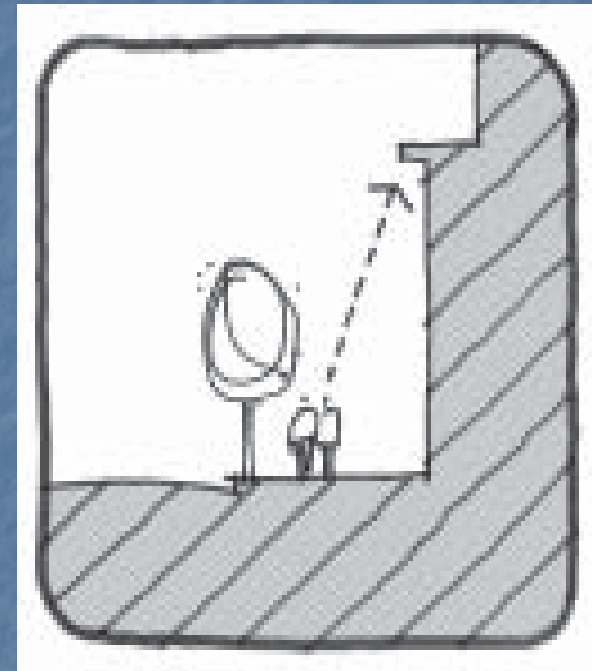


STEPBACKS

Different character areas along a Corridor can have different requirements for building setbacks at upper levels

Reduce the overall building massing

Minimize the amount of shadow cast on adjacent properties



CONSTRUCTION TYPE

- Given land costs and rental rates in Norman, most development goals can be met with a maximum of four-five stories including structured parking
 - Stick construction
 - Stick construction on concrete podium
- Above that height begins to require steel construction which bumps construction costs up by an order of magnitude and would not likely be economically feasible.

Existing Five Story Buildings at Main and University



Midtown Center



Republic Bank

Realities of the Real Estate Market

Developers consider four key variables when deciding whether to move forward on a project:

1. Land price
2. Rental rates
3. Construction type and costs
4. How much/what can be fit on the site?

MIXED USE BUILDINGS

- A mixed use building is simply one that is used for or suitable for several different functions.
- In Norman Mixed use buildings exist in Downtown, Campus Corner, and at 12th and Lindsey

What's Good About Mixed Use?

- Mixed-uses make for three-dimensional, pedestrian-oriented places layering compatible land uses, public spaces, and utilities together at various scales and intensities.
- This variety of uses allows people to live, work, play and shop in a compact place, which then becomes a destination for people from other neighborhoods as well.

Is Mixed Use New in Norman?

- City Council adopted a Mixed Use category into the Zoning Ordinance in 2010.
- Mixed use buildings already exist in Downtown and Campus Corner.

- Intent of the Mixed Use Zoning District:
 - Combine modern urban design with essence of traditional downtown
 - Allow range of small-scale commercial uses in easy walking distance of residential uses
 - Ensure compatibility of all types of uses
 - Give priority to pedestrian movement
 - Discourage design that prioritizes vehicular convenience
 - Require developments to be human-scale
 - Develop uses that promote social interactions

Should Every Infill Building Include Mixed Uses?

- Probably not
- Ground floor commercial uses not appropriate in all infill locations
- There is a market ceiling to local demand for retail space

Seattle, WA



Detroit, MI



Lawrence, KS



Portland, OR



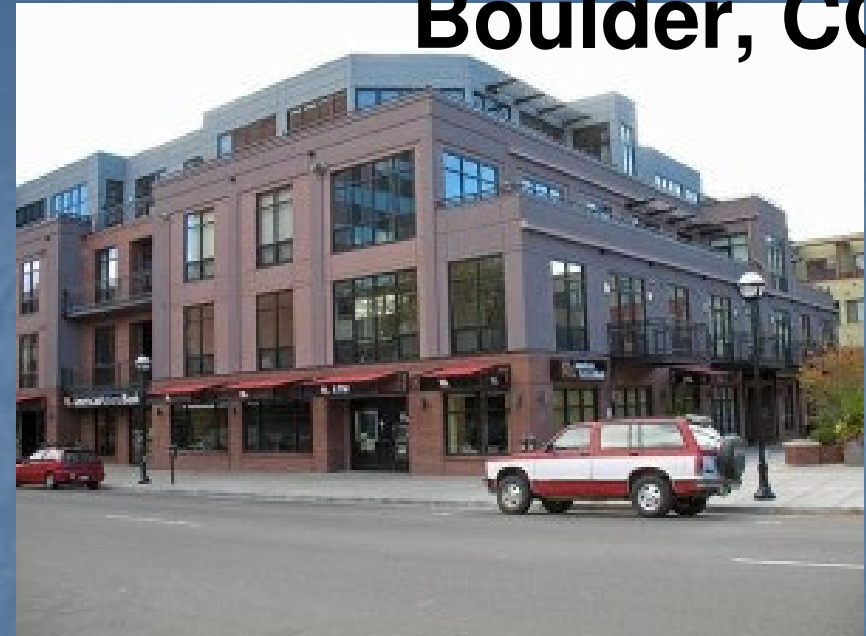
Bellevue, WA



Orenco Station, Portland OR



Boulder, CO



Birmingham, AL



Mixed Use Buildings....What's In it For Us?



Can create attractive, lively public spaces

Can promote design of visually interesting buildings

Provides variety of small-to-medium retail spaces

Extends business hours

Extends existing Downtown and Campus Corner "feel"

Provides mix of reasons to visit

Can provide a smooth transition to lower density uses beyond

Bungalow Court: 612 Asp

12 units on 17,350 SF lot

30 units/acre



Bungalow Court: 524 S University

6 units on 13,044 SF lot
20 units per acre



Norman, Oklahoma (revised)



Logan Apartments (1929)
21 units on 19,402 SF lot
47 units per acre



Newman Hall (circa 1929)
38 units on 18,625 SF lot
88 units per acre

Los Doñas Apts (1926)

571 S University



12 units on 10,980 SF lot
47 units/acre
No on-site parking

Current Higher Density Housing in Campus Corner Area



Essex Square Apartments
600 S Webster
45 units + parking on 41,950 SF lot
45 units/acre



Campus Station Apartments
420 S University
30 units on 40,098 SF lot
33 units/acre



FUTURE MEETING DATES

July 26th and August 13th meetings will be held at
the Norman High School Conference Center
August 30th meeting is currently scheduled in
Council Chambers

Thursday, July 26, 2012

“Parking, Traffic and Infrastructure”

Monday, August 13, 2012

“Design Criteria”

Thursday, August 30, 2012

“Wrap-Up Session”

<http://www.ci.norman.ok.us/cm/high-density-development-community-discussion>